

Mono County Community Development Department

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Notice of Preparation and Environmental Scoping Meeting Intrawest Rodeo Grounds Specific Plan June Lake, Mono County, California

Date: November 14, 2007
To: State Clearinghouse, Responsible Agencies, Neighboring Landowners, Interested Parties
From: Mono County Community Development Department/Planning Division
Re: Notice of Preparation of a Draft Environmental Impact Report / Environmental Assessment and Environmental Scoping Meeting

As the lead agency, Mono County will prepare an Environmental Impact Report (EIR) / Environmental Assessment (EA) for the project described below. Comments about the extent and content of the EIR/EA are being sought. Responsible agency comments should focus on environmental information related to statutory responsibilities in connection with the project. Agencies may use the EIR/EA prepared by Mono County when considering subsequent permit approvals for the project. Agencies and the public are invited to attend the following:

Environmental Scoping Meeting
Tuesday, December 4, 2007, 6:00 p.m.
June Lake Community Center

This scoping meeting is one of the first steps in the environmental review process for the project. The scoping meeting is intended to help determine the scope and content of the EIR/EA; comments about the pros and cons of the project will be considered at future public hearings. The EIR/EA is expected to take several months to prepare, likely available for public review in early summer 2008. Formal public hearings regarding the EIR/EA and project will be announced later.

The project location and description are found below. The applicant's proposed "Rodeo Grounds Specific Plan June 2007" is available for review on the Mono County website: www.monocounty.ca.gov (see Community Development Department – Planning Division). Copies of the applicant's proposal also may be purchased for \$25 at the Mono County Planning Division, 437 Old Mammoth Road, Suite P, Mammoth Lakes, CA 93546, phone: 760-924-1800.

Due to the time limits mandated by State law, responses about the content of the EIR/EA must be postmarked or emailed by 5:00 PM, December 15, 2007. Responses may also be submitted at the scoping meeting.

Please mail responses to **Mono County Planning Division, Attention: Intrawest Rodeo Grounds/June Lake, P.O. Box 347, Mammoth Lakes, CA 93546**. E-mail responses may be sent to ljohnston@mono.ca.gov. Agencies are asked to provide the contact person's name.

Project Application: General Plan Amendment #07-02
Specific Plan Application #07-02

Applicant: Intrawest California Holdings, Inc.
6900 South McCarran Boulevard, Suite 3000
Reno, Nevada 89509

Project Location: On both sides of North Shore Drive and adjacent to State Route 158, north of the June Mountain Ski Area, June Lake, Mono County, California.

Project Description: The project is proposed as a Specific Plan for a 90.2-acre parcel (APNs 15-010-65 and -66) to allow development of up to 833 residential units/lodging units (includes 78 workforce units) and 40,000 square feet of commercial space. The project application lists four key goals:

"1) To create a sustainable resort, designed and operated for reduced impacts on local ecology and the global environment.

- 2) To create a family-oriented resort where a range of recreational opportunities foster multi-generational vacationing traditions.
- 3) To contribute to the economic and social well-being of the greater June Lake community.
- 4) To strengthen the relationship between June Mountain and the June Lake community.”

“**Area 1 – Resort Center**” is comprised of five main structures and seven smaller structures on 25.8 acres in the southwest part of the project site. The main structures range in size from 72,800 to 200,300 gross square feet. The smaller structures are each less than 4,000 square feet. Two of the main structures are requested to be allowed up to 90’ high; one other main structure is requested to be allowed up to 80’ high; and two other main structures are requested to be allowed up to 65’ high. The smaller structures are proposed to be allowed up to 45’. (The current General Plan and Area Plan conditionally allow heights for “commercial land uses” up to 60’; residential land uses are limited to 35’, thus a General Plan/Area Plan amendment is being requested to allow heights up to 90’ for this Specific Plan area.) The main structures would contain 572 “hotel condominium and /or hotel units.” Five duplex buildings would contain 10 units, or 582 units total in the Resort Center. The proposed 40,000 square feet of commercial would be integrated with the Resort Center structures. In addition, an aerial lift is proposed from the Resort Center to the June Mountain Ski Area. A 3.5-acre area (“Area 6”) on the southwest part of the Resort Center is reserved for a Southern California Edison substation and related facilities.

“**Area 2 – South East**” includes 105 units on 18.8 acres. This area would contain 19 single-family units (minimum 7,500-square foot lot area), 46 duplex units and 40 fourplex units. No “secondary units” are proposed in this area. Proposed height limits are single-family dwellings – 35’, multi-family dwellings – 45’.

“**Area 3 – Hilltop**” has 40 single-family homes proposed on 15.6 acres with a minimum lot size of 7,500 square feet. This area is in the east-central part of the development, southwest of Gull Lake. The single-family units also are allowed to have a “secondary unit.” The proposed height limit is 35’.

“**Area 4 – North East**” encompasses 9.8 acres proposed for 68 workforce housing units. This area is west of Gull Lake. There would be two large structures housing 48 multifamily units. Ten duplexes would add 20 more units. And finally, 10 secondary units would be deed restricted and placed in other single-family areas (e.g., areas 3 and 5) for a total of 78 workforce units. Proposed height limits are 35’ for the duplex units and 45’ for the multifamily units.

“**Area 5 – West**” envisions 28 single-family units (minimum 7,500-square foot lot area) on 13.2 acres. The area is on the north side of the Resort Center along the west side of North Shore Drive. The single-family units are also allowed to have “secondary units.” Proposed height limit is 35’.

The development is proposed to be served by the June Lake Public Utility District and the June Lake Fire Protection District. Water supply facilities are proposed to be located on site and on Inyo National Forest lands near the project site. Primary vehicular access is proposed via State Route 158 and North Shore Drive.

Potential Impacts:

Environmental issues expected to be analyzed in the environmental document include: geologic, cultural, wildlife, botanical, circulation, noise, visual, water resources, public service impacts and others. The consulting firms of PMC and DinsmoreSierra will assist the County in preparation of the Specific Plan and EIR/EA.